

APPLICATION PACKAGE

Workforce Housing Reward Program



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December 2004

**STATE OF CALIFORNIA
ARNOLD SCHWARZENEGGER, GOVERNOR**

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AND HOUSING AGENCY
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WORKFORCE HOUSING REWARD PROGRAM

APPLICATION OVERVIEW

The Department is pleased to release the application for the Workforce Housing Reward Grant (WFH) Program. This incentive grant program, totaling \$23 million for calendar year 2004 activity, is available for eligible cities and counties who meet the threshold requirements specified in Section II.A below. A Notice of Funding Availability (NOFA) and Program Guidelines were released in March 2004 and are available on-line at <http://www.hcd.ca.gov/ca/whrp/wfhguide.pdf>.

WFH Program Description:

The WFH Program rewards cities and counties that approve housing affordable to lower-income households.¹ The WFH Program was established, pursuant to Chapter 482, Statutes of 2002, and funded through Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002. The WFH Program does not use a competitive process to award funds; all cities and counties who meet the eligibility requirements will be funded.

The WFH Program provides grant funds for capital asset projects that benefit the community and add to the community's quality of life. To develop livable vibrant communities, WFH Program funds can be used for a variety of projects including those related to safety, education and recreation. Ten million dollars of the WFH funds are to be used to provide a bonus for those jurisdictions that were successful in the 2003 Jobs Housing Balance Incentive Grant Program (JHB), and also meet the requirements of the WFH Program.

Funds available for program year 2004 total \$23 million, comprised of \$20 million for the WFH Program and \$3 million for the JHB incentive bonus.

Application dates and details:

Application **Final Filing Date is Wednesday, March 23, 2005, 5:00 p.m. (no exceptions).**

Grant award announcements are anticipated to be made in June 2005.

Applications must be submitted using the application format contained in this Application Package, including the Department's Application Information and Eligibility Documentation, and shall include all additional information specified herein. The WFH Application is available on the Department's website at <http://www.hcd.ca.gov/ca/whrp/> or for assistance, contact your Program Representative (listing provided on page 2).

Number of Copies: The original plus one copy of the application, with all required attachments. Applications that are transmitted by email or by facsimile will not be accepted. If possible, please submit one copy on diskette or CD-ROM.

¹ The initial occupancy of the units must be restricted to households whose incomes are within the income limits for lower-income or very low-income households pursuant to Health and Safety Code Sections 50079.5 and 50105, respectively. The units must be available at an affordable housing cost that does not exceed amounts allowed by common federal or State housing assistance programs, generally 30 percent of gross income.

Mail the complete application to:

Department of Housing and Community Development
Division of Housing Policy Development
Workforce Housing Reward Grant Program
P.O. Box 952053, MS 430
Sacramento, CA 94252-2053
Attention: Kirsti Fong

Or, deliver to:

Department of Housing and Community Development
Division of Housing Policy Development
Workforce Housing Reward Grant Program
1800 Third Street, Room 430
Sacramento, CA 95814

Questions: (916) 445-4728 (program secretary)

Note: Use street address above to send applications via overnight mail (UPS, Fed Ex, etc.).

Application Review Process: Each application will first be reviewed for eligibility requirements and completeness. In order to be considered complete, an application must contain all the information requested in the application. In order to be considered eligible, an application must meet the eligibility threshold requirements as specified in the NOFA and Program Guidelines. If the application is ineligible, it will not be considered for funding. The applicant of such an ineligible application will be informed within 15 days from receipt of the application with a written explanation of the deficiencies.

Note: A jurisdiction may only submit one application for funding per funding cycle.

In order to be considered for funding, all sections of this application and all attachments must be complete and accurate. For additional information, refer to the WFH NOFA and Program Guidelines. If you have any questions about the application, or require technical assistance, you may contact the Program Representative for your area.

Program Representatives

Representative	Region	Phone Number	E-Mail
Patrick McGuire	Northern California	(916) 445-4191	pamcguir@hcd.ca.gov
Margaret Murphy	Bay Area	(916) 445-5888	mmurphy@hcd.ca.gov
Leah Northrop	Southern California	(916) 323-7271	lnorthro@hcd.ca.gov
Jennifer Seeger	Central Valley, Central Coast	(916) 322-4263	jseeger@hcd.ca.gov

Award Decisions: Staff recommends funding awards to the Department's Director, based on the information in the applications, and as evaluated by the Department. Applicants will be notified by mail of the Department's funding decisions. The funding decisions will also be posted on the Department website at www.hcd.ca.gov/ca/whrp. Applications approved for funding will be incorporated and referenced in a Standard Agreement (contract) with the Department.

Contracts: Successful applicants will be awarded through the contract process that will specify, among other things, the amount of funds granted, timelines and the proposed use of funds.

Reporting Requirements: If funded, the Department requires bi-annual reports and a final closeout report of each grantee. Report dates and specific requirements will be identified in the WFH contract.

Right to Modify or Suspend: The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provision of the Application and/or NOFA and Program Guidelines. If such an action occurs, the Department will notify all interested parties.

<p style="text-align: center;">SECTION II – A WFH PROGRAM ELIGIBILITY THRESHOLD REQUIREMENTS</p>
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1. HOUSING ELEMENT STATUS

Does the applicant have an adopted housing element that the Department has determined, pursuant to Section 65585 of the Government Code, to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code on or before December 31, 2004?²

☐ Yes Date Adopted: _____ Date Approved by Department: _____

☐ No

2. ANNUAL PROGRESS REPORT SUBMITTAL

Has the applicant submitted to the Department the annual progress report for either calendar year 2003 or fiscal year 2003/2004, pursuant to Government Code Section 65400, and as described in Attachment D of the Program Guidelines and NOFA, on the jurisdiction's progress in the implementation of the housing element prior to December 31, 2004?

Note: Charter cities are not exempt from the annual progress report requirement for purposes of eligibility for the WFH Program.

☐ Yes

☐ No

3. AFFORDABLE HOUSING PRODUCTION

Has the applicant issued both Final Land Use Approvals and Building Permits for newly constructed rental or ownership housing units affordable to lower-income households during calendar year 2004 (for additional information on Final Land Use Approvals, see page 10)?

☐ Yes

☐ No

Note: If the Applicant has answered NO to any of the questions above, the application will not be reviewed further and the applicant is ineligible for funding.

² SANDAG jurisdictions who have self-certified pursuant to Government Code Section 65585.1 shall be considered to be fully eligible to participate in any program created by, or receiving funds through, the Housing and Emergency Shelter Trust Fund Act of 2002 in an identical manner and to the same degree, as those local jurisdictions deemed in substantial compliance with the requirements of this article by the Department of Housing and Community Development pursuant to Section 65585.

California Department of Housing and Community Development
Workforce Housing Reward Program
Application

SECTION II – B
APPLICANT INFORMATION

Name of Applicant: _____

Address: _____

City: _____

State: _____ Zip Code: _____

County: _____

Website: _____

Authorized Representative Name: _____

Authorized Representative Title: _____

Phone: _____ Fax: _____

Email: _____

Contact Person Name: _____

Contact Person Title: _____

Phone: _____ Fax: _____

Email: _____

LEGISLATIVE REPRESENTATIVE INFORMATION

	District #	First Name	Last Name
Assembly			
Senate			
Congress			

	District #	First Name	Last Name
Assembly			
Senate			
Congress			

	District #	First Name	Last Name
Assembly			
Senate			
Congress			

<p style="text-align: center;">SECTION II – C WFH PROGRAM SAMPLE RESOLUTION</p>

NOTES:

- The document on the following page is intended as a **sample resolution**. Applicants may use their own format if it contains the required authorizations contained in this sample.
- The Department recommends that all applicants submit a signed resolution with the WFH application authorizing the applicant to apply for and receive grant funds and execute the contract and any other required documents.
- The resolution must identify the specific person or title (i.e., City Manager or County Executive/Administrator) as the authorized representative, as indicated in the last paragraph of this sample resolution.
- The person attesting to the signing of the resolution cannot be the same person who is authorized to execute documents in the name of the applicant.

SAMPLE RESOLUTION

Resolution No. _____

The Governing Board of _____

(Title of Applicant)

HEREBY AUTHORIZES THE EXECUTION OF A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO, AND ANY OTHER DOCUMENTS NECESSARY TO SECURE A WORKFORCE HOUSING REWARD GRANT FROM THE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (Department). WHEREAS:

A. _____ (name of applicant) a (city or county within the State of California), applied for and will submit the Application Package released December 2004 by the Department for the WFH Program. Funding for WFH has been made available pursuant to the Housing and Emergency Shelter Trust Fund of 2002 (Proposition 46).

B. Pursuant to the statute, the Department is authorized to approve funding allocations for the program, subject to the terms and conditions of the NOFA and Program Guidelines, Application Package and Standard Agreement.

IT IS NOW THEREFORE RESOLVED THAT:

1. The _____ (applicant name) shall be subject to the terms and conditions as specified in the standard agreement (Contract). Funds are to be used for allowable capital asset project expenditures to be identified in Attachment A of the Contract. The application in full is incorporated as part of the Contract and any and all activities funded, information provided, and timelines represented in the application are enforceable through the Contract. The (applicant name) hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package. The (applicant name) also may execute any and all instruments required by the Department for participation in the WFH Program.

2. The _____ (applicant name) authorizes _____ (office or position titles of authorized person(s) and/or their designee(s)) to execute in the name of the _____ (applicant name) the Application Package, the Standard Agreement, and all other documents required by the Department for participation in the WFH.

PASSED AND ADOPTED this _____ Day of _____, 200__, by the following vote:

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

The undersigned _____ (title of officer) of the _____ (applicant name) herebefore named does hereby attest and certify that the forgoing is a true and full copy of a resolution of the Governing Board adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

Signature Date _____

SECTION III – A

WFH PROGRAM BEDROOM AND UNIT SUBTOTAL AWARD CALCULATION INSTRUCTIONS

Grant Award Information:

The WFH Program funds are awarded on a per bedroom basis for newly constructed rental and ownership housing units³ affordable to very low- and low-income households. For purposes of this Program, studio apartments, single-room occupancies and other similar configurations are considered as one bedroom. Additionally, each housing unit must have received the Final Land Use Approval and issuance of the Building Permit between January 1, 2004 and December 31, 2004. For specific details, refer to the WFH Program NOFA and Program Guidelines.

Instructions for Calculating the WFH Grant Award Subtotal:

The following page contains separate tables (Tables 1 and 2) to calculate the very low- and low-income grant awards. These two grant amounts will be combined to determine the WFH Grant Award for each jurisdiction.

The WFH Grant Award is based on the number of ***bedrooms*** for new housing affordable to very low- or low-income households (ownership or rental):

- \$2,000 per bedroom for units affordable to very low-income households
- \$1,500 per bedroom for units affordable to low-income households

Each jurisdiction will indicate in Column C the number of eligible housing units, broken down by the number of bedrooms. The WFH grant award (not including any Bonus Awards) is the sum of the very low-income (Table 1) and low-income (Table 2) grant amounts. The sample grant award calculation below is provided as an example of how to calculate the WFH Program grant award for lower income units.

Sample Grant Award Calculation for Housing Units Affordable to Low-Income Households

A	B	C	D	E
Low Income Unit Type	Number of Bedrooms	Number of Units	Total # of Bedrooms (B x C)	WFH Grant Award (D x \$1500)
Studio	1	5	5	7,500
One Bedroom	1	4	4	6,000
Two Bedroom	2	8	16	24,000
Three Bedroom	3	4	12	18,000
Four Bedroom	4	5	20	30,000
Five Bedroom	5	2	10	15,000
	<i>Subtotal:</i>	28	67	\$100,500

³ A qualifying housing unit must meet the following Census Bureau definition: “A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant is intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall.”

SECTION III – B WFH PROGRAM BEDROOM AND UNIT SUBTOTAL CALCULATION
--

Tables 1 and 2 should be used by all jurisdictions to determine the WFH Program award subtotal for new housing units affordable to very low- and low-income households (use Table 1 for very low-income and Table 2 for low-income). For each newly constructed housing unit, the jurisdiction must provide documentation that demonstrates: *1) Final Land Use Approval and Building Permit Issuance, 2) Affordability and 3) Bedroom Count*. The documentation for each of these criteria must be included as attachments to the application. For additional guidance, see *Eligibility Documentation Instructions* on the following page.

Note: All bedrooms included in Tables 1 and 2 must be clearly supported by the required documentation.

TABLE 1: WFH GRANT AWARD FOR VERY LOW INCOME (rental & ownership)

A	B	C	D	E	F
Very Low-Income Unit Type	Number of Bedrooms	Number of Units	Total # of Bedrooms (B x C)	WFH Grant Award (D x \$2000)	HCD Use Only
Studio	1				
One Bedroom	1				
Two Bedroom	2				
Three Bedroom	3				
Four Bedroom	4				
Five Bedroom	5				
	<i>Subtotal:</i>	_____	_____	\$ _____	

TABLE 2: WFH GRANT AWARD FOR LOW INCOME (rental & ownership)

A	B	C	D	E	F
Low-Income Unit Type	Number of Bedrooms	Number of Units	Total # of Bedrooms (B x C)	WFH Grant Award (D x \$1500)	HCD Use Only
Studio	1				
One Bedroom	1				
Two Bedroom	2				
Three Bedroom	3				
Four Bedroom	4				
Five Bedroom	5				
	<i>Subtotal:</i>	_____	_____	\$ _____	
WFH Production Grant Award:				\$ _____	

<p style="text-align: center;">SECTION III – C WFH PROGRAM ELIGIBILITY DOCUMENTATION INSTRUCTIONS</p>

All applicants must submit appropriate supporting documentation to demonstrate the eligibility for each approved and permitted housing unit used to calculate the WFH Program award.

Each applicant must complete and submit a separate WFH Program Eligibility Documentation cover sheet (an extra copy has been included as Attachment B), along with all required documentation, to demonstrate the eligibility of each new housing unit used to calculate the WFH Program Grant Award. Projects containing multiple units eligible for WFH Program funding should submit one WFH Program Eligibility Documentation cover sheet for the project, along with supporting documentation.

The documentation must include the following information for each eligible new residential housing unit:

1. Summary listing of the Final Land Use Approval date and Building Permit issuance for housing units or projects containing multiple units.
2. Affordability of very low- and low-income housing units.
3. Bedroom count (number of bedrooms) for each eligible housing unit. Documentation for projects with multiple units may consist of summary information, as long as the total number of bedrooms for each income level is clearly demonstrated.

Project Identifier:

The summary documentation for the Final Land Use Approval, Building Permit, affordability and bedroom count **MUST** have the same project identifier to demonstrate the supporting documents are linked. Typical project identifiers may include a specific project address, APN number(s) and/or project name.

Final Land Use Approval:

All applicants must submit a summary of the Final Land Use Approval, including evidence that the Final Land Use Approval was granted on or after January 1, 2004. The Final Land Use Approval is generally the last approval or the final step in the planning process prior to the issuance of a building permit. Final Land Use Approval may include, but is not limited to (refer to the WFH Program NOFA and Guidelines for additional information):

- site plan or plan check approval
- plot and/or subdivision approval
- design review approval
- vesting or final map approval
- variance or conditional use permit approval
- developer and disposition or regulatory agreement
- specific plan and/or overlay zoning district

Applicants shall indicate on the WFH Program Eligibility Documentation cover sheet the type and date of the Final Land Use Approval.

Building Permit Date:

The WFH Program Eligibility Documentation cover sheet must indicate the date the building permit was issued for each new housing unit or project.

Affordability Covenants and Documentation:

The WFH Program Eligibility Documentation cover sheet must indicate the public subsidy that achieved the affordable rent or sales price (tax credits, redevelopment Low-Mod fund, HCD Multifamily Housing Program (MHP), or California Housing Finance Agency (CalHFA)). For multiple unit projects, applicants must indicate the types of units within the project (i.e., ownership and/or rental and type of subsidy).

For ownership units, if no public funds were used to achieve affordability, the documentation must show the unit was initially restricted to a very low- or low-income household. Documentation may include, for example, a copy of an ordinance, policy or section of a development agreement demonstrating affordability. Affordability covenants are not required for ownership units without public subsidies.

Each applicant must also indicate on the cover sheet and submit documentation to demonstrate the sales price of each ownership unit or units used to calculate the WFH Program grant award. The sales price for ownership units must not exceed the sales price limits established by CalHFA (see Attachments E, F and G, pages 34-36).

Number of Bedrooms:

Each applicant must submit documentation demonstrating the number of bedrooms in each unit affordable to very low- or low-income households. For multiple unit developments, an official summary sheet documenting the number of bedrooms for each income category is sufficient.

For each project or unit, the applicant must indicate in Table 3 the number of units by bedroom type and affordability (very low or low income). The total sum of bedrooms for all units and/or projects eligible for WFH Program funds should match the Bedroom and Unit Subtotal calculations in Tables 1 and 2 in Section III - B.

SECTION III – D WFH PROGRAM ELIGIBILITY DOCUMENTATION COVER SHEET
--

Applicant: _____

Project Identifier: _____

Final Land Use Approval:

Type of Approval: _____

Date of Approval: _____

Building Permit Approval Date: _____

Affordability Covenants (mark appropriate box below):

[] **Public Funds Used:**

Recapture or Resale Restriction: _____

Method of Restriction:

[] 55 Year Rental: Number of Units: _____

[] 20 Year Ownership Number of Units: _____

Sales Price: _____

[] No Public Funds Used:

Initial Occupancy Restricted to: Very Low-Income: _____ Low-Income: _____

Sales Price: _____

Number of Bedrooms:

Source of Documentation _____

Table 3: WFH Units by Bedroom:

	Number of Units			
Bedroom Type	Very Low	Low	Total Bedrooms	HCD Only
Studio*				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				
SUBTOTAL				

*For this program, single-room occupancies and studio apartments shall be considered as one-bedroom units.

SECTION IV – A JOBS HOUSING BALANCE (JHB) BONUS AWARD
--

Note: Only jurisdictions that received a Jobs Housing Balance (JHB) Grant in 2003 are eligible to receive the JHB Bonus (*please see Attachment A for a list of the 104 JHB Grantees*).

Jurisdictions that are also eligible for the JHB Bonus Award will calculate this award in Table 4 provided below. The JHB Bonus Award is calculated by the total number of bedrooms affordable to very low- and low-income households. The Bonus Award amount is ***\$500 per bedroom for both very low- and low-income rental and ownership units.***

TABLE 4: JHB BONUS AWARD

ROW	DESCRIPTION	SUBTOTAL	HCD USE ONLY
1	Number of bedrooms from Table 1, Column D Subtotal		
2	Number of bedrooms from Table 2, Column D Subtotal		
3	Total number of bedrooms (Total of Rows 1 and 2 above)		
4	JHB Bonus Award Calculation (Row 3 x \$500)	x \$500	
5	JHB Bonus Award Total	\$ _____	

<p style="text-align: center;">SECTION IV – B REGIONAL HOUSING NEEDS ALLOCATION (RHNA) BONUS AWARD</p>
--

The RHNA Bonus Award will be awarded to all eligible jurisdictions that meet or exceed their targeted RHNA percentage based on the total number of building permits issued for new residential construction for each applicable RHNA period.

The Department will calculate the RHNA percentage obtained by all jurisdictions based on building permit information obtained from the Construction Industry Research Board (CIRB), and/or the Department of Finance (DOF). The RHNA Bonus Award will be \$100 per bedroom for all units affordable to low-income households, and \$150 per bedroom for all units affordable to very low-income households.

SECTION V – A WFH PROGRAM TOTAL AWARD SUMMARY
--

1. NEW HOUSING UNIT SUMMARY (provide figures below):

a. Total number of all new residential units permitted in 2004: _____

Source: ☐ Construction Industry Research Board (CIRB)

☐ Department of Finance (DOF)

☐ Other (please specify): _____

b. Total number of units affordable to very low-income households: _____

Very Low-Income Rental: _____

Very Low-Income Bedroom Count: _____

Very Low-Income Ownership: _____

Very Low-Income Bedroom Count: _____

c. Total number of units affordable to low-income households: _____

Low-Income Rental: _____

Low-Income Bedroom Count: _____

Low-Income Ownership: _____

Low-Income Bedroom Count: _____

AWARD	AMOUNT	HCD USE ONLY
WFH Award: Table 1, Column E Subtotal		
WFH Award: Table 2, Column E Subtotal		
JHB Bonus Award: Table 4, Row 5 Total		
WFH BASE GRANT AWARD	\$	
HCD USE ONLY		
RHNA Bonus Award		
TOTAL WFH GRANT AWARD		

<p style="text-align: center;">SECTION VI</p> <p style="text-align: center;">WFH PROGRAM CAPITAL ASSET PROJECT SUMMARY</p>
--

1) PROJECT DESCRIPTION: (REFER TO WFH NOFA AND PROGRAM GUIDELINES FOR ELIGIBLE USES OF AWARD FUNDS). Please include the following information for EACH project proposed to be funded with WFH Program grant funds:

a. Narrative Description.

Please provide below a brief narrative description of each project, the general location, the anticipated community benefit and estimated date of completion. If additional space is needed, please submit as Attachment to Section VI and mark “Narrative”.

[illegible]

b. Project Cost Breakdown: Please indicate the total amount of WFH Program funds that will be allotted to each project and whether additional funding will be required to complete the project. If additional space is needed, please submit as Attachment to Section VI and mark “Project Cost”.

Project Name/Description	Amount of WFH Funds
	\$
	\$
	\$
	\$
	\$

SECTION VII WFH PROGRAM APPLICATION CHECKLIST
--

<input type="checkbox"/>	Answered YES to each of the three WFH Program Eligibility Threshold Requirements
<input type="checkbox"/>	Applicant Information complete
<input type="checkbox"/>	WFH Program Resolution signed and certified by Governing Body
<input type="checkbox"/>	Resolution identifies specific person or title as the Authorized Representative
<input type="checkbox"/>	WFH Program Bedroom and Unit Calculation Subtotal: Table 1 complete
<input type="checkbox"/>	WFH Program Bedroom and Unit Calculation Subtotal: Table 2 complete
<input type="checkbox"/>	WFH Program Eligibility Documentation Cover Sheet included with the following documentation for EACH qualifying project <ul style="list-style-type: none"> <input type="checkbox"/> Final Land Use Approval summary included for all qualifying projects <input type="checkbox"/> Building Permit summary included for all qualifying projects <input type="checkbox"/> Documentation demonstrating affordability included for each qualifying project <input type="checkbox"/> Documentation demonstrating bedroom count included for each qualifying project
<input type="checkbox"/>	Jobs Housing Balance (JHB) Bonus Award Table 4 complete (JHB grantees only)
<input type="checkbox"/>	WFH Program Total Award Summary
<input type="checkbox"/>	WFH Program Capital Asset Project Summary complete
<input type="checkbox"/>	All certifications and signature/date blocks signed and dated

<p align="center">ATTACHMENT A</p> <p align="center">JOBS HOUSING BALANCE INCENTIVE GRANT RECIPIENTS</p>
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JHB RECIPIENTS (by County)		
County of Alameda	County of Inyo	County of Madera
City of Albany	County of Inyo	City of Madera
City of Berkeley	County of Kern	County of Madera
City of Emeryville	City of Bakersfield	County of Mendocino
City of Oakland	City of Taft	County of Mendocino
County of Butte	City of Wasco	County of Merced
Town of Paradise	County of Kings	City of Atwater
County of Contra Costa	City of Hanford	City of Merced
City of Antioch	County of Kings	County of Mono
City of Brentwood	County of Lake	City of Mammoth Lakes
City of San Pablo	County of Lake	County of Mono
County of El Dorado	County of Lassen	County of Nevada
County of El Dorado	County of Lassen	County of Nevada
County of Fresno	County of Los Angeles	County of Orange
City of Clovis	City of Azusa	City of Brea
City of Fowler	City of Burbank	City of Cypress
County of Fresno	City of Diamond Bar	City of Fullerton
City of Kingsburg	City of El Segundo	City of Los Alamitos
City of Mendota	City of Glendale	County of Orange
City of Sanger	City of Huntington Park	City of San Clemente
County of Humboldt	City of Lancaster	City of Stanton
County of Humboldt	City of Long Beach	County of Placer
County of Imperial	City of Los Angeles	City of Colfax
City of Calexico	City of Palmdale	City of Lincoln
City of El Centro	City of Pomona	County of Plumas
City of Imperial	City of Signal Hill	County of Plumas

<p align="center">ATTACHMENT A</p> <p align="center">JOBS HOUSING BALANCE INCENTIVE GRANT RECIPIENTS</p>
--

JHB RECIPIENTS (by County) -- continued		
County of Sacramento	County of Santa Clara	County of Sutter
City of Galt	City of Mountain View	City of Yuba City
City of Sacramento	City of Santa Clara	County of Tulare
County of Sacramento	County of Santa Cruz	City of Visalia
County of San Benito	City of Santa Cruz	County of Ventura
City of San Juan Bautista	City of Scotts Valley	City of Port Hueneme
County of San Bernardino	County of Shasta	County of Yolo
City of Chino	City of Anderson	City of West Sacramento
City of Ontario	City of Redding	City of Winters
City of Victorville	County of Shasta	
County of San Diego	City of Shasta Lake	
City of Chula Vista	County of Siskiyou	
City of La Mesa	City of Dorris	
City of National City	City of Yreka	
City of Oceanside	County of Solano	
City of San Marcos	City of Vacaville	
City of Vista	County of Sonoma	
County of San Luis Obispo	City of Rohnert Park	
County of San Luis Obispo	City of Santa Rosa	
County of San Mateo	County of Stanislaus	
City of Belmont	City of Ceres	
City of East Palo Alto	City of Hughson	
City of Foster City	City of Modesto	
County of Santa Barbara	City of Oakdale	
City of Santa Barbara	City of Riverbank	
City of Santa Maria	City of Waterford	

ATTACHMENT B WFH PROGRAM ELIGIBILITY DOCUMENTATION COVER SHEET

Applicant: _____

Project Identifier: _____

Final Land Use Approval:

Type of Approval: _____

Date of Approval: _____

Building Permit Approval Date: _____

Affordability Covenants (mark appropriate box below):

[] Public Funds Used:

Recapture or Resale Restriction: _____

Method of Restriction:

[] 55 Year Rental: Number of Units: _____

☐ 20 Year Ownership Number of Units: _____

Sales Price: _____

[] No Public Funds Used:

Initial Occupancy Restricted to: Very Low-Income: _____ Low-Income: _____

Sales Price: _____

Number of Bedrooms:

Source of Documentation _____

Table 3: WFH Units by Bedroom:

	Number of Units			
Bedroom Type	Very Low	Low	Total Bedrooms	HCD Only
Studio*				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				
SUBTOTAL				

*For this program, single-room occupancies and studio apartments shall be considered as one-bedroom units.

<p>ATTACHMENT C: 2003 HCD INCOME LIMITS (March 2003 to February 2004)</p>

2003 Income Limits are included on the following pages

ATTACHMENT C: 2003 HCD INCOME LIMITS
(March 2003 to February 2004)

COUNTY	INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
ALAMEDA	Extremely Low	16,800	19,200	21,650	24,050	25,950	27,850	29,800	31,700
Area median:	Very low income	28,050	32,050	36,050	40,050	43,250	46,450	49,650	52,850
\$76,600	Lower income	44,850	51,250	57,650	64,100	69,200	74,350	79,450	84,600
	Median income	53,600	61,300	68,950	76,600	82,750	88,850	95,000	101,100
	Moderate income	64,350	73,500	82,700	91,900	99,250	106,600	113,950	121,300
ALPINE	Extremely Low	11,600	13,250	14,950	16,600	17,900	19,250	20,550	21,900
Area median:	Very low income	19,350	22,100	24,900	27,650	29,850	32,050	34,300	36,500
\$55,300	Lower income	30,950	35,400	39,800	44,250	47,800	51,300	54,850	58,400
	Median income	38,700	44,250	49,750	55,300	59,700	64,150	68,550	73,000
	Moderate income	46,450	53,100	59,700	66,350	71,650	76,950	82,250	87,600
AMADOR	Extremely Low	11,750	13,450	15,100	16,800	18,150	19,500	20,850	22,200
Area median:	Very low income	19,600	22,400	25,200	28,000	30,250	32,500	34,700	36,950
\$56,000	Lower income	31,350	35,850	40,300	44,800	48,400	51,950	55,550	59,150
	Median income	39,200	44,800	50,400	56,000	60,500	64,950	69,450	73,900
	Moderate income	47,050	53,750	60,500	67,200	72,600	77,950	83,350	88,700
BUTTE	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
CALAVERAS	Extremely Low	11,100	12,650	14,250	15,850	17,100	18,350	19,650	20,900
Area median:	Very low income	18,500	21,100	23,750	26,400	28,500	30,600	32,750	34,850
\$52,800	Lower income	29,550	33,800	38,000	42,250	45,600	49,000	52,400	55,750
	Median income	36,950	42,250	47,500	52,800	57,000	61,250	65,450	69,700
	Moderate income	44,350	50,700	57,000	63,350	68,400	73,500	78,550	83,600
COLUSA	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
CONTRA COSTA	Extremely Low	16,800	19,200	21,650	24,050	25,950	27,850	29,800	31,700
Area median:	Very low income	28,050	32,050	36,050	40,050	43,250	46,450	49,650	52,850
\$76,600	Lower income	44,850	51,250	57,650	64,100	69,200	74,350	79,450	84,600
	Median income	53,600	61,300	68,950	76,600	82,750	88,850	95,000	101,100
	Moderate income	64,350	73,500	82,700	91,900	99,250	106,600	113,950	121,300
DEL NORTE	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
EL DORADO	Extremely Low	12,550	14,350	16,150	17,950	19,400	20,800	22,250	23,700
Area median:	Very low income	20,950	23,900	26,900	29,900	32,300	34,700	37,100	39,450
\$59,800	Lower income	33,500	38,250	43,050	47,850	51,650	55,500	59,300	63,150
	Median income	41,850	47,850	53,800	59,800	64,600	69,350	74,150	78,950
	Moderate income	50,250	57,400	64,600	71,750	77,500	83,250	88,950	94,700
FRESNO	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950

ATTACHMENT C: 2003 HCD INCOME LIMITS
(March 2003 to February 2004)

COUNTY	INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
GLENN	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
HUMBOLDT	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
IMPERIAL	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
INYO	Extremely Low	10,000	11,400	12,850	14,250	15,400	16,550	17,650	18,800
Area median:	Very low income	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350
\$47,500	Lower income	26,600	30,400	34,200	38,000	41,050	44,100	47,100	50,150
	Median income	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
	Moderate income	39,900	45,600	51,300	57,000	61,550	66,100	70,700	75,250
KERN	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
KINGS	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
LAKE	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
LASSEN	Extremely Low	10,000	11,400	12,850	14,250	15,400	16,550	17,650	18,800
Area median:	Very low income	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350
\$47,500	Lower income	26,600	30,400	34,200	38,000	41,050	44,100	47,100	50,150
	Median income	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
	Moderate income	39,900	45,600	51,300	57,000	61,550	66,100	70,700	75,250
LOS ANGELES	Extremely Low	11,850	13,550	15,250	16,900	18,250	19,650	21,000	22,350
Area median:	Very low income	19,750	22,550	25,400	28,200	30,450	32,700	34,950	37,200
55,100	Lower income	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550
	Median income	38,550	44,100	49,600	55,100	59,500	63,900	68,300	72,750
	Moderate income	46,250	52,900	59,500	66,100	71,400	76,700	81,950	87,250
MADERA	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950

ATTACHMENT C: 2003 HCD INCOME LIMITS
(March 2003 to February 2004)

COUNTY	INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
MARIN	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Area median:	Very low income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
\$91,500	Lower income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median income	64,050	73,200	82,350	91,500	98,800	106,150	113,450	120,800
	Moderate income	76,850	87,850	98,800	109,800	118,600	127,350	136,150	144,950
MARIPOSA	Extremely Low	9,650	11,050	12,400	13,800	14,900	16,000	17,100	18,200
Area median:	Very low income	16,100	18,400	20,700	23,000	24,850	26,700	28,500	30,350
\$46,000	Lower income	25,750	29,450	33,100	36,800	39,750	42,700	45,650	48,600
	Median income	32,200	36,800	41,400	46,000	49,700	53,350	57,050	60,700
	Moderate income	38,650	44,150	49,700	55,200	59,600	64,050	68,450	72,850
MENDOCINO	Extremely Low	9,700	11,050	12,450	13,850	14,950	16,050	17,150	18,250
Area median:	Very low income	16,150	18,450	20,750	23,050	24,900	26,750	28,600	30,450
\$46,100	Lower income	25,800	29,500	33,200	36,900	39,850	42,800	45,750	48,700
	Median income	32,250	36,900	41,500	46,100	49,800	53,500	57,150	60,850
	Moderate income	38,700	44,250	49,750	55,300	59,700	64,150	68,550	73,000
MERCED	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
MODOC	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
MONO	Extremely Low	11,450	13,100	14,700	16,350	17,650	18,950	20,250	21,600
Area median:	Very low income	19,100	21,800	24,550	27,250	29,450	31,600	33,800	35,950
\$54,500	Lower income	30,500	34,900	39,250	43,600	47,100	50,600	54,050	57,550
	Median income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
	Moderate income	45,800	52,300	58,850	65,400	70,650	75,850	81,100	86,350
MONTEREY	Extremely Low	12,000	13,700	15,400	17,150	18,500	19,850	21,250	22,600
Area median:	Very low income	20,000	22,850	25,700	28,550	30,850	33,100	35,400	37,700
\$55,600	Lower income	32,000	36,550	41,100	45,700	49,350	53,000	56,650	60,300
	Median income	38,900	44,500	50,050	55,600	60,050	64,500	68,950	73,400
	Moderate income	46,700	53,350	60,050	66,700	72,050	77,350	82,700	88,050
NAPA	Extremely Low	14,250	16,250	18,300	20,350	21,950	23,600	25,200	26,850
Area median:	Very low income	23,750	27,100	30,500	33,900	36,600	39,300	42,050	44,750
\$67,800	Lower income	37,950	43,400	48,800	54,250	58,600	62,900	67,250	71,600
	Median income	47,450	54,250	61,000	67,800	73,200	78,650	84,050	89,500
	Moderate income	56,950	65,100	73,200	81,350	87,850	94,350	100,850	107,400
NEVADA	Extremely Low	12,400	14,150	15,950	17,700	19,100	20,550	21,950	23,350
Area median:	Very low income	20,650	23,600	26,550	29,500	31,850	34,200	36,600	38,950
\$59,000	Lower income	33,050	37,750	42,500	47,200	51,000	54,750	58,550	62,300
	Median income	41,300	47,200	53,100	59,000	63,700	68,450	73,150	77,900
	Moderate income	49,550	56,650	63,700	70,800	76,450	82,150	87,800	93,450
ORANGE	Extremely Low	15,900	18,150	20,400	22,700	24,500	26,300	28,100	29,950
Area median:	Very low income	26,450	30,250	34,000	37,800	40,800	43,850	46,850	49,900
\$75,600	Lower income	39,550	45,200	50,850	56,500	61,000	65,550	70,050	74,600
	Median income	52,900	60,500	68,050	75,600	81,650	87,700	93,750	99,800
	Moderate income	63,500	72,550	81,650	90,700	97,950	105,200	112,450	119,700

ATTACHMENT C: 2003 HCD INCOME LIMITS
(March 2003 to February 2004)

COUNTY	INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
PLACER	Extremely Low	12,550	14,350	16,150	17,950	19,400	20,800	22,250	23,700
Area median:	Very low income	20,950	23,900	26,900	29,900	32,300	34,700	37,100	39,450
\$59,800	Lower income	33,500	38,250	43,050	47,850	51,650	55,500	59,300	63,150
	Median income	41,850	47,850	53,800	59,800	64,600	69,350	74,150	78,950
	Moderate income	50,250	57,400	64,600	71,750	77,500	83,250	88,950	94,700
PLUMAS	Extremely Low	10,300	11,750	13,250	14,700	15,900	17,050	18,250	19,400
Area median:	Very low income	17,150	19,600	22,050	24,500	26,450	28,400	30,400	32,350
\$49,000	Lower income	27,450	31,350	35,300	39,200	42,350	45,450	48,600	51,750
	Median income	34,300	39,200	44,100	49,000	52,900	56,850	60,750	64,700
	Moderate income	41,150	47,050	52,900	58,800	63,500	68,200	72,900	77,600
RIVERSIDE	Extremely Low	10,700	12,250	13,750	15,300	16,500	17,750	18,950	20,200
Area median:	Very low income	17,850	20,400	22,950	25,500	27,550	29,600	31,600	33,650
\$51,000	Lower income	28,550	32,650	36,700	40,800	44,050	47,350	50,600	53,850
	Median income	35,700	40,800	45,900	51,000	55,100	59,150	63,250	67,300
	Moderate income	42,850	48,950	55,100	61,200	66,100	71,000	75,900	80,800
SACRAMENTO	Extremely Low	12,550	14,350	16,150	17,950	19,400	20,800	22,250	23,700
Area median:	Very low income	20,950	23,900	26,900	29,900	32,300	34,700	37,100	39,450
\$59,800	Lower income	33,500	38,250	43,050	47,850	51,650	55,500	59,300	63,150
	Median income	41,850	47,850	53,800	59,800	64,600	69,350	74,150	78,950
	Moderate income	50,250	57,400	64,600	71,750	77,500	83,250	88,950	94,700
SAN BENITO	Extremely Low	14,100	16,100	18,100	20,150	21,750	23,350	24,950	26,550
Area median:	Very low income	23,500	26,850	30,200	33,550	36,250	38,900	41,600	44,300
\$67,100	Lower income	37,600	42,950	48,300	53,700	57,950	62,250	66,550	70,850
	Median income	46,950	53,700	60,400	67,100	72,450	77,850	83,200	88,550
	Moderate income	56,350	64,400	72,450	80,500	86,950	93,400	99,800	106,250
SAN BERNARDINO	Extremely Low	10,700	12,250	13,750	15,300	16,500	17,750	18,950	20,200
Area median:	Very low income	17,850	20,400	22,950	25,500	27,550	29,600	31,600	33,650
\$51,000	Lower income	28,550	32,650	36,700	40,800	44,050	47,350	50,600	53,850
	Median income	35,700	40,800	45,900	51,000	55,100	59,150	63,250	67,300
	Moderate income	42,850	48,950	55,100	61,200	66,100	71,000	75,900	80,800
SAN DIEGO	Extremely Low	13,400	15,300	17,250	19,150	20,650	22,200	23,750	25,250
Area median:	Very low income	22,350	25,500	28,700	31,900	34,450	37,000	39,550	42,100
\$60,100	Lower income	35,750	40,850	45,950	51,050	55,100	59,200	63,300	67,350
	Median income	42,050	48,100	54,100	60,100	64,900	69,700	74,500	79,350
	Moderate income	50,450	57,700	64,900	72,100	77,850	83,650	89,400	95,150
SAN FRANCISCO	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Area median:	Very low income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
\$91,500	Lower income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median income	64,050	73,200	82,350	91,500	98,800	106,150	113,450	120,800
	Moderate income	76,850	87,850	98,800	109,800	118,600	127,350	136,150	144,950
SAN JOAQUIN	Extremely Low	10,650	12,150	13,650	15,200	16,400	17,600	18,800	20,050
Area median:	Very low income	17,700	20,250	22,750	25,300	27,300	29,350	31,350	33,400
\$50,600	Lower income	28,350	32,400	36,450	40,500	43,700	46,950	50,200	53,450
	Median income	35,400	40,500	45,550	50,600	54,650	58,700	62,750	66,800
	Moderate income	42,500	48,550	54,650	60,700	65,550	70,400	75,250	80,100
SAN LUIS OBISPO	Extremely Low	12,100	13,850	15,600	17,300	18,700	20,100	21,450	22,850
Area median:	Very low income	20,200	23,100	25,950	28,850	31,150	33,450	35,750	38,100
\$57,700	Lower income	32,300	36,950	41,550	46,150	49,850	53,550	57,250	60,950
	Median income	40,400	46,150	51,950	57,700	62,300	66,950	71,550	76,150
	Moderate income	48,500	55,400	62,350	69,250	74,800	80,350	85,850	91,400

ATTACHMENT C: 2003 HCD INCOME LIMITS
(March 2003 to February 2004)

COUNTY	INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
SAN MATEO	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Area median:	Very low income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
\$91,500	Lower income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median income	64,050	73,200	82,350	91,500	98,800	106,150	113,450	120,800
	Moderate income	76,850	87,850	98,800	109,800	118,600	127,350	136,150	144,950
SANTA BARBARA	Extremely Low	12,750	14,550	16,350	18,200	19,650	21,100	22,550	24,000
Area median:	Very low income	21,200	24,250	27,250	30,300	32,700	35,150	37,550	40,000
\$60,600	Lower income	33,950	38,800	43,650	48,500	52,350	56,250	60,100	64,000
	Median income	42,400	48,500	54,550	60,600	65,450	70,300	75,150	80,000
	Moderate income	50,900	58,150	65,450	72,700	78,500	84,350	90,150	95,950
SANTA CLARA	Extremely Low	22,150	25,300	28,500	31,650	34,200	36,700	39,250	41,800
Area median:	Very low income	36,950	42,200	47,500	52,750	56,950	61,200	65,400	69,650
\$105,500	Lower income	57,450	65,650	73,850	82,100	88,650	95,200	101,800	108,350
	Median income	73,850	84,400	94,950	105,500	113,950	122,400	130,800	139,250
	Moderate income	88,600	101,300	113,950	126,600	136,750	146,850	157,000	167,100
SANTA CRUZ	Extremely Low	15,900	18,150	20,450	22,700	24,550	26,350	28,150	30,000
Area median:	Very low income	26,500	30,300	34,050	37,850	40,900	43,900	46,950	49,950
\$74,600	Lower income	42,400	48,450	54,500	60,550	65,400	70,250	75,100	79,950
	Median income	52,200	59,700	67,150	74,600	80,550	86,550	92,500	98,450
	Moderate income	62,650	71,600	80,550	89,500	96,650	103,800	111,000	118,150
SHASTA	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
SIERRA	Extremely Low	10,000	11,400	12,850	14,250	15,400	16,550	17,650	18,800
Area median:	Very low income	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350
\$47,500	Lower income	26,600	30,400	34,200	38,000	41,050	44,100	47,100	50,150
	Median income	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
	Moderate income	39,900	45,600	51,300	57,000	61,550	66,100	70,700	75,250
SISKIYOU	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
SOLANO	Extremely Low	14,250	16,250	18,300	20,350	21,950	23,600	25,200	26,850
Area median:	Very low income	23,750	27,100	30,500	33,900	36,600	39,300	42,050	44,750
\$67,800	Lower income	37,950	43,400	48,800	54,250	58,600	62,900	67,250	71,600
	Median income	47,450	54,250	61,000	67,800	73,200	78,650	84,050	89,500
	Moderate income	56,950	65,100	73,200	81,350	87,850	94,350	100,850	107,400
SONOMA	Extremely Low	15,000	17,150	19,300	21,450	23,150	24,900	26,600	28,300
Area median:	Very low income	25,050	28,600	32,200	35,750	38,600	41,450	44,350	47,200
\$71,500	Lower income	39,550	45,200	50,850	56,500	61,000	65,550	70,050	74,600
	Median income	50,050	57,200	64,350	71,500	77,200	82,950	88,650	94,400
	Moderate income	60,050	68,650	77,200	85,800	92,650	99,550	106,400	113,250
STANISLAUS	Extremely Low	10,100	11,500	12,950	14,400	15,550	16,700	17,850	19,000
Area median:	Very low income	16,800	19,200	21,600	24,000	25,900	27,850	29,750	31,700
\$48,000	Lower income	26,900	30,700	34,550	38,400	41,450	44,550	47,600	50,700
	Median income	33,600	38,400	43,200	48,000	51,850	55,700	59,500	63,350
	Moderate income	40,300	46,100	51,850	57,600	62,200	66,800	71,400	76,050

ATTACHMENT C: 2003 HCD INCOME LIMITS
(March 2003 to February 2004)

COUNTY	INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
SUTTER	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
TEHAMA	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
TRINITY	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
TULARE	Extremely Low	9,616	10,900	12,250	13,600	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950
TUOLUMNE	Extremely Low	10,050	11,450	12,900	14,350	15,500	16,650	17,800	18,950
Area median:	Very low income	16,750	19,100	21,500	23,900	25,800	27,700	29,650	31,550
\$47,800	Lower income	26,750	30,600	34,400	38,250	41,300	44,350	47,400	50,500
	Median income	33,450	38,250	43,000	47,800	51,600	55,450	59,250	63,100
	Moderate income	40,150	45,900	51,600	57,350	61,950	66,550	71,100	75,700
VENTURA	Extremely Low	15,700	17,950	20,150	22,400	24,200	26,000	27,800	29,600
Area median:	Very low income	26,150	29,900	33,600	37,350	40,350	43,350	46,300	49,300
\$74,700	Lower income	39,550	45,200	50,850	56,500	61,000	65,550	70,050	74,600
	Median income	52,300	59,750	67,250	74,700	80,700	86,650	92,650	98,600
	Moderate income	62,750	71,700	80,700	89,650	96,800	104,000	111,150	118,350
YOLO	Extremely Low	11,950	13,700	15,400	17,100	18,450	19,850	21,200	22,550
Area median:	Very low income	19,950	22,800	25,650	28,500	30,800	33,050	35,350	37,600
\$57,000	Lower income	31,900	36,500	41,050	45,600	49,250	52,900	56,550	60,200
	Median income	39,900	45,600	51,300	57,000	61,550	66,100	70,700	75,250
	Moderate income	47,900	54,700	61,550	68,400	73,850	79,350	84,800	90,300
YUBA	Extremely Low	9,616	10,900	12,250	13,620	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	45,400	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, the income limits for households larger than eight persons are determined as follows:
For each person in excess of eight, add eight percent of the four-person limit to the limit for eight persons, and round the answer to the nearest \$50. For example, the nine-person very low income limit for Alameda County is \$56,050. ($\$40,050 \times .08 = 3,204$. $\$52,850 + \$3,204 = \$56,054$, rounded = \$56,050).

<p>ATTACHMENT D: 2004 HCD INCOME LIMITS (March 2004 to December 2004)</p>

<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k4c01.pdf>

2004 Income Limits are included on the following pages

ATTACHMENT D: 2004 HCD INCOME LIMITS
(March 2004 to December 2004)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Alameda County	Extremely Low	17,400	19,850	22,350	24,850	26,850	28,800	30,800	32,800
Area Median Income:	Very Low Income	29,000	33,100	37,250	41,400	44,700	48,000	51,350	54,650
\$82,200	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	57,550	65,750	74,000	82,200	88,800	95,350	101,950	108,500
	Moderate Income	69,050	78,900	88,800	98,650	106,550	114,450	122,350	130,200
Alpine County	Extremely Low	12,750	14,600	16,400	18,250	19,700	21,150	22,600	24,100
Area Median Income:	Very Low Income	21,300	24,300	27,350	30,400	32,850	35,250	37,700	40,150
\$60,800	Lower Income	34,050	38,900	43,800	48,650	52,550	56,400	60,300	64,200
	Median Income	42,550	48,650	54,700	60,800	65,650	70,550	75,400	80,250
	Moderate Income	51,050	58,350	65,650	72,950	78,800	84,600	90,450	96,300
Amador County	Extremely Low	12,850	14,700	16,500	18,350	19,850	21,300	22,750	24,250
Area Median Income:	Very Low Income	21,400	24,500	27,550	30,600	33,050	35,500	37,950	40,400
\$61,200	Lower Income	34,250	39,150	44,050	48,950	52,900	56,800	60,700	64,650
	Median Income	42,850	48,950	55,100	61,200	66,100	71,000	75,900	80,800
	Moderate Income	51,400	58,750	66,100	73,450	79,350	85,200	91,100	96,950
Butte County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Calaveras County	Extremely Low	12,200	13,900	15,650	17,400	18,800	20,200	21,600	22,950
Area Median Income:	Very Low Income	20,300	23,200	26,100	29,000	31,300	33,650	35,950	38,300
\$58,000	Lower Income	32,500	37,100	41,750	46,400	50,100	53,800	57,550	61,250
	Median Income	40,600	46,400	52,200	58,000	62,650	67,300	71,900	76,550
	Moderate Income	48,700	55,700	62,650	69,600	75,150	80,750	86,300	91,850
Colusa County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Contra Costa County	Extremely Low	17,400	19,850	22,350	24,850	26,850	28,800	30,800	32,800
Area Median Income:	Very Low Income	29,000	33,100	37,250	41,400	44,700	48,000	51,350	54,650
\$82,200	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	57,550	65,750	74,000	82,200	88,800	95,350	101,950	108,500
	Moderate Income	69,050	78,900	88,800	98,650	106,550	114,450	122,350	130,200
Del Norte County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
El Dorado County	Extremely Low	13,450	15,400	17,300	19,250	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	32,050	34,600	37,200	39,750	42,300
\$64,100	Lower Income	35,900	41,000	46,150	51,300	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	64,100	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	76,900	83,050	89,200	95,350	101,500

ATTACHMENT D: 2004 HCD INCOME LIMITS
(March 2004 to December 2004)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Fresno County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Glenn County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Humboldt County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Imperial County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Inyo County	Extremely Low	10,950	12,550	14,100	15,650	16,900	18,150	19,400	20,650
Area Median Income:	Very Low Income	18,250	20,900	23,500	26,100	28,200	30,300	32,350	34,450
\$52,200	Lower Income	29,250	33,400	37,600	41,750	45,100	48,450	51,800	55,100
	Median Income	36,550	41,750	47,000	52,200	56,400	60,550	64,750	68,900
	Moderate Income	43,850	50,100	56,400	62,650	67,650	72,650	77,700	82,700
Kern County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Kings County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Lake County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Lassen County	Extremely Low	10,350	11,850	13,350	14,800	16,000	17,200	18,400	19,550
Area Median Income:	Very Low Income	17,300	19,750	22,250	24,700	26,700	28,650	30,650	32,600
\$49,400	Lower Income	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150
	Median Income	34,600	39,500	44,450	49,400	53,350	57,300	61,250	65,200
	Moderate Income	41,500	47,450	53,350	59,300	64,050	68,800	73,550	78,300

ATTACHMENT D: 2004 HCD INCOME LIMITS
(March 2004 to December 2004)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Los Angeles County	Extremely Low	12,500	14,300	16,050	17,850	19,300	20,700	22,150	23,550
Area Median Income:	Very Low Income	20,850	23,800	26,800	29,750	32,150	34,500	36,900	39,250
\$55,100	Lower Income	33,300	38,100	42,850	47,600	51,400	55,200	59,000	62,850
	Median Income	38,550	44,100	49,600	55,100	59,500	63,900	68,300	72,750
	Moderate Income	46,250	52,900	59,500	66,100	71,400	76,700	81,950	87,250
Madera County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Marin County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
\$95,000	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,250	141,350	150,500
Mariposa County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Mendocino County	Extremely Low	10,350	11,800	13,300	14,750	15,950	17,100	18,300	19,500
Area Median Income:	Very Low Income	17,200	19,700	22,150	24,600	26,550	28,550	30,500	32,450
\$49,200	Lower Income	27,550	31,500	35,400	39,350	42,500	45,650	48,800	51,950
	Median Income	34,450	39,350	44,300	49,200	53,150	57,050	61,000	64,950
	Moderate Income	41,350	47,250	53,150	59,050	63,750	68,500	73,200	77,950
Merced County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Modoc County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Mono County	Extremely Low	12,400	14,200	15,950	17,750	19,150	20,550	22,000	23,400
Area Median Income:	Very Low Income	20,700	23,650	26,600	29,550	31,900	34,300	36,650	39,000
\$59,100	Lower Income	33,100	37,800	42,550	47,300	51,050	54,850	58,650	62,400
	Median Income	41,350	47,300	53,200	59,100	63,850	68,550	73,300	78,000
	Moderate Income	49,650	56,700	63,800	70,900	76,550	82,250	87,900	93,600
Monterey County	Extremely Low	12,750	14,600	16,400	18,250	19,700	21,150	22,600	24,100
Area Median Income:	Very Low Income	21,300	24,300	27,350	30,400	32,850	35,250	37,700	40,150
\$60,800	Lower Income	34,050	38,900	43,800	48,650	52,550	56,400	60,300	64,200
	Median Income	42,550	48,650	54,700	60,800	65,650	70,550	75,400	80,250
	Moderate Income	51,050	58,350	65,650	72,950	78,800	84,600	90,450	96,300

ATTACHMENT D: 2004 HCD INCOME LIMITS
(March 2004 to December 2004)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County	Extremely Low	15,500	17,750	19,950	22,150	23,950	25,700	27,500	29,250
Area Median Income:	Very Low Income	25,850	29,550	33,250	36,950	39,900	42,850	45,800	48,750
\$73,900	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	51,750	59,100	66,500	73,900	79,800	85,700	91,650	97,550
	Moderate Income	62,100	70,950	79,850	88,700	95,800	102,900	110,000	117,100
Nevada County	Extremely Low	13,350	15,250	17,150	19,100	20,600	22,150	23,650	25,200
Area Median Income:	Very Low Income	22,250	25,450	28,600	31,800	34,350	36,900	39,450	42,000
\$63,600	Lower Income	35,600	40,700	45,800	50,900	54,950	59,000	63,100	67,150
	Median Income	44,500	50,900	57,250	63,600	68,700	73,800	78,850	83,950
	Moderate Income	53,400	61,050	68,650	76,300	82,400	88,500	94,600	100,700
Orange County	Extremely Low	15,900	18,150	20,400	22,700	24,500	26,300	28,100	29,950
Area Median Income:	Very Low Income	26,450	30,250	34,000	37,800	40,800	43,850	46,850	49,900
\$75,600	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	52,900	60,500	68,050	75,600	81,650	87,700	93,750	99,800
	Moderate Income	63,500	72,550	81,650	90,700	97,950	105,200	112,450	119,700
Placer County	Extremely Low	13,450	15,400	17,300	19,250	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	32,050	34,600	37,200	39,750	42,300
\$64,100	Lower Income	35,900	41,000	46,150	51,300	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	64,100	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	76,900	83,050	89,200	95,350	101,500
Plumas County	Extremely Low	10,900	12,500	14,050	15,600	16,850	18,100	19,350	20,600
Area Median Income:	Very Low Income	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
\$52,000	Lower Income	29,100	33,300	37,450	41,600	44,950	48,250	51,600	54,900
	Median Income	36,400	41,600	46,800	52,000	56,150	60,300	64,500	68,650
	Moderate Income	43,700	49,900	56,150	62,400	67,400	72,400	77,400	82,350
Riverside County	Extremely Low	11,400	13,050	14,650	16,300	17,600	18,900	20,200	21,500
Area Median Income:	Very Low Income	19,000	21,700	24,450	27,150	29,300	31,500	33,650	35,850
\$54,300	Lower Income	30,400	34,750	39,100	43,450	46,900	50,400	53,850	57,350
	Median Income	38,000	43,450	48,850	54,300	58,650	63,000	67,350	71,700
	Moderate Income	45,600	52,100	58,650	65,150	70,350	75,550	80,800	86,000
Sacramento County	Extremely Low	13,450	15,400	17,300	19,250	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	32,050	34,600	37,200	39,750	42,300
\$64,100	Lower Income	35,900	41,000	46,150	51,300	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	64,100	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	76,900	83,050	89,200	95,350	101,500
San Benito County	Extremely Low	15,100	17,250	19,400	21,550	23,300	25,000	26,750	28,450
Area Median Income:	Very Low Income	25,150	28,750	32,350	35,950	38,850	41,700	44,600	47,450
\$71,900	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	50,350	57,500	64,700	71,900	77,650	83,400	89,150	94,900
	Moderate Income	60,400	69,050	77,650	86,300	93,200	100,100	107,000	113,900
San Bernardino County	Extremely Low	11,400	13,050	14,650	16,300	17,600	18,900	20,200	21,500
Area Median Income:	Very Low Income	19,000	21,700	24,450	27,150	29,300	31,500	33,650	35,850
\$54,300	Lower Income	30,400	34,750	39,100	43,450	46,900	50,400	53,850	57,350
	Median Income	38,000	43,450	48,850	54,300	58,650	63,000	67,350	71,700
	Moderate Income	45,600	52,100	58,650	65,150	70,350	75,550	80,800	86,000

ATTACHMENT D: 2004 HCD INCOME LIMITS
(March 2004 to December 2004)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Diego County Area Median Income: \$63,400	Extremely Low	14,400	16,450	18,500	20,550	22,200	23,850	25,500	27,150
	Very Low Income	24,000	27,400	30,850	34,250	37,000	39,750	42,450	45,200
	Lower Income	38,350	43,850	49,300	54,800	59,200	63,550	67,950	72,350
	Median Income	44,400	50,700	57,050	63,400	68,450	73,550	78,600	83,700
	Moderate Income	53,250	60,900	68,500	76,100	82,200	88,300	94,350	100,450
San Francisco County Area Median Income: \$95,000	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,250	141,350	150,500
San Joaquin County Area Median Income: \$55,100	Extremely Low	11,550	13,200	14,900	16,550	17,850	19,150	20,500	21,800
	Very Low Income	19,300	22,050	24,800	27,550	29,750	31,950	34,150	36,350
	Lower Income	30,850	35,250	39,650	44,100	47,600	51,150	54,650	58,200
	Median Income	38,550	44,100	49,600	55,100	59,500	63,900	68,300	72,750
	Moderate Income	46,250	52,900	59,500	66,100	71,400	76,700	81,950	87,250
San Luis Obispo County Area Median Income: \$61,700	Extremely Low	12,950	14,800	16,650	18,500	20,000	21,450	22,950	24,450
	Very Low Income	21,600	24,700	27,750	30,850	33,300	35,800	38,250	40,700
	Lower Income	34,550	39,500	44,400	49,350	53,300	57,250	61,200	65,150
	Median Income	43,200	49,350	55,550	61,700	66,650	71,550	76,500	81,450
	Moderate Income	51,850	59,250	66,650	74,050	79,950	85,900	91,800	97,750
San Mateo County Area Median Income: \$95,000	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,250	141,350	150,500
Santa Barbara County Area Median Income: \$64,700	Extremely Low	13,600	15,550	17,450	19,400	20,950	22,500	24,050	25,600
	Very Low Income	22,650	25,900	29,100	32,350	34,950	37,550	40,100	42,700
	Lower Income	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,300
	Median Income	45,300	51,750	58,250	64,700	69,900	75,050	80,250	85,400
	Moderate Income	54,350	62,100	69,900	77,650	83,850	90,050	96,300	102,500
Santa Clara County Area Median Income: \$105,500	Extremely Low	22,300	25,450	28,650	31,850	34,400	36,900	39,450	42,000
	Very Low Income	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
	Lower Income	59,400	67,900	76,400	84,900	91,650	98,450	105,250	112,050
	Median Income	73,850	84,400	94,950	105,500	113,950	122,400	130,800	139,250
	Moderate Income	88,600	101,300	113,950	126,600	136,750	146,850	157,000	167,100
Santa Cruz County Area Median Income: \$75,300	Extremely Low	16,400	18,750	21,100	23,450	25,350	27,200	29,100	30,950
	Very Low Income	27,350	31,300	35,200	39,100	42,250	45,350	48,500	51,600
	Lower Income	43,800	50,050	56,300	62,550	67,550	72,550	77,550	82,600
	Median Income	52,700	60,250	67,750	75,300	81,300	87,350	93,350	99,400
	Moderate Income	63,250	72,300	81,300	90,350	97,600	104,800	112,050	119,250
Shasta County Area Median Income: \$49,100	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750

ATTACHMENT D: 2004 HCD INCOME LIMITS
(March 2004 to December 2004)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Sierra County	Extremely Low	10,350	11,850	13,300	14,800	15,950	17,150	18,350	19,500
Area Median Income:	Very Low Income	17,250	19,700	22,200	24,650	26,600	28,600	30,550	32,550
\$49,300	Lower Income	27,600	31,550	35,500	39,450	42,600	45,750	48,900	52,050
	Median Income	34,500	39,450	44,350	49,300	53,250	57,200	61,150	65,100
	Moderate Income	41,400	47,300	53,250	59,150	63,900	68,600	73,350	78,100
Siskiyou County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Solano County	Extremely Low	15,500	17,750	19,950	22,150	23,950	25,700	27,500	29,250
Area Median Income:	Very Low Income	25,850	29,550	33,250	36,950	39,900	42,850	45,800	48,750
\$73,900	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	51,750	59,100	66,500	73,900	79,800	85,700	91,650	97,550
	Moderate Income	62,100	70,950	79,850	88,700	95,800	102,900	110,000	117,100
Sonoma County	Extremely Low	15,650	17,900	20,150	22,400	24,150	25,950	27,750	29,550
Area Median Income:	Very Low Income	26,100	29,850	33,550	37,300	40,300	43,250	46,250	49,250
\$74,600	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	52,200	59,700	67,150	74,600	80,550	86,550	92,500	98,450
	Moderate Income	62,650	71,600	80,550	89,500	96,650	103,800	111,000	118,150
Stanislaus County	Extremely Low	10,900	12,500	14,050	15,600	16,850	18,100	19,350	20,600
Area Median Income:	Very Low Income	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
\$52,000	Lower Income	29,100	33,300	37,450	41,600	44,950	48,250	51,600	54,900
	Median Income	36,400	41,600	46,800	52,000	56,150	60,300	64,500	68,650
	Moderate Income	43,700	49,900	56,150	62,400	67,400	72,400	77,400	82,350
Sutter County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Tehama County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Trinity County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Tulare County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750

ATTACHMENT D: 2004 HCD INCOME LIMITS
(March 2004 to December 2004)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Tuolumne County Area Median Income: \$51,300	Extremely Low	10,750	12,300	13,850	15,400	16,600	17,850	19,100	20,300
	Very Low Income	17,950	20,500	23,100	25,650	27,700	29,750	31,800	33,850
	Lower Income	28,750	32,850	36,950	41,050	44,300	47,600	50,900	54,150
	Median Income	35,900	41,050	46,150	51,300	55,400	59,500	63,600	67,700
	Moderate Income	43,100	49,250	55,400	61,550	66,450	71,400	76,300	81,250
Ventura County Area Median Income: \$77,400	Extremely Low	16,250	18,600	20,900	23,200	25,100	26,950	28,800	30,650
	Very Low Income	27,100	30,950	34,850	38,700	41,800	44,900	48,000	51,100
	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	54,200	61,900	69,650	77,400	83,600	89,800	96,000	102,150
	Moderate Income	65,050	74,300	83,600	92,900	100,350	107,750	115,200	122,650
Yolo County Area Median Income: \$60,200	Extremely Low	12,650	14,450	16,250	18,050	19,500	20,950	22,400	23,850
	Very Low Income	21,050	24,100	27,100	30,100	32,500	34,900	37,300	39,750
	Lower Income	33,700	38,550	43,350	48,150	52,000	55,850	59,700	63,550
	Median Income	42,150	48,150	54,200	60,200	65,000	69,850	74,650	79,450
	Moderate Income	50,600	57,800	65,050	72,250	78,050	83,800	89,600	95,350
Yuba County Area Median Income: \$49,100	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, the income limits for households larger than eight persons are determined as follows:
for each person in excess of eight, add eight percent of the four-person very low-income limit to the very low-income limit for
eight persons and round the answer to the nearest \$50. For example, the nine-person very low-income limit for
for Alameda County equals \$ 57,950 (\$41,400 * .08 = \$ 3,312 added to \$ 54,650 = \$ 57,962, rounded to \$57,950).

**ATTACHMENT E: CalHFA NEW HOME SALES PRICE LIMITS
(January 1, 2004 to March 8, 2004)**

<http://www.calhfa.ca.gov/homeownership/bulletins/2003/2003-12.pdf>

CalHFA Homeownership Program Sales Price Limits are included
on the following pages

HOMEOWNERSHIP PROGRAM SALES PRICE LIMITS

4/8/03 (Corrected)

County	<u>NEW CONSTRUCTION</u>		<u>RESALE</u>	
	Non-Targeted	Targeted	Non-Targeted	Targeted
Alameda	\$ 441,964	\$ 540,178	\$ 366,575	\$ 448,036
Alpine	\$ 169,109	None	\$ 183,005	None
Amador	\$ 169,109	None	\$ 183,117	None
Butte	\$ 190,633	\$ 232,995	\$ 151,173	\$ 184,767
Calaveras	\$ 169,109	None	\$ 143,915	None
Colusa	\$ 169,109	None	\$ 143,915	None
Contra Costa	\$ 441,964	\$ 540,178	\$ 366,575	\$ 448,036
Del Norte	\$ 169,109	None	\$ 143,915	None
El Dorado	\$ 278,831	None	\$ 214,405	None
Fresno	\$ 172,214	\$ 210,484	\$ 131,474	\$ 160,690
Glenn	\$ 169,109	None	\$ 143,915	None
Humboldt	\$ 169,109	\$ 206,689	\$ 146,053	\$ 178,509
Imperial	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Inyo	\$ 169,109	None	\$ 195,543	None
Kern	\$ 169,109	\$ 206,689	\$ 107,847	\$ 131,813
Kings	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Lake	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Lassen	\$ 169,109	None	\$ 143,915	None
Los Angeles	\$ 346,916	\$ 424,008	\$ 298,071	\$ 364,309
Madera	\$ 172,214	\$ 210,484	\$ 131,474	\$ 160,690
Marin	\$ 561,970	None	\$ 568,714	None
Mariposa	\$ 169,109	None	\$ 143,915	None
Mendocino	\$ 169,109	\$ 206,689	\$ 226,413	\$ 276,727
Merced	\$ 182,807	\$ 223,431	\$ 148,100	\$ 181,012
Modoc	\$ 169,109	None	\$ 143,915	None
Mono	\$ 169,109	None	\$ 143,915	None
Monterey	\$ 445,588	\$ 544,608	\$ 389,251	\$ 475,751
Napa	\$ 340,549	None	\$ 259,677	None
Nevada	\$ 269,065	None	\$ 296,375	None
Orange	\$ 495,677	\$ 605,827	\$ 352,100	\$ 430,344
Placer	\$ 278,831	None	\$ 214,405	None
Plumas	\$ 169,109	None	\$ 143,915	None
Riverside	\$ 246,540	\$ 301,326	\$ 174,661	\$ 213,475
Sacramento	\$ 278,831	\$ 340,793	\$ 214,405	\$ 262,051
San Benito	\$ 431,410	None	\$ 331,066	None
San Bernardino	\$ 246,540	\$ 301,326	\$ 174,661	\$ 213,475
San Diego	\$ 405,725	\$ 495,887	\$ 328,325	\$ 401,286
San Francisco	\$ 561,970	\$ 686,852	\$ 568,714	\$ 695,094
San Joaquin	\$ 259,259	\$ 316,872	\$ 189,931	\$ 232,137
San Luis Obispo	\$ 311,422	\$ 380,640	\$ 319,242	\$ 390,184
San Mateo	\$ 561,970	None	\$ 568,714	None
Santa Barbara	\$ 293,736	\$ 359,010	\$ 315,641	\$ 385,783
Santa Clara	\$ 542,683	\$ 663,279	\$ 453,252	\$ 553,974
Santa Cruz	\$ 475,547	None	\$ 442,508	None
Shasta	\$ 182,222	\$ 222,716	\$ 139,575	\$ 170,591
Sierra	\$ 169,109	None	\$ 188,879	None
Siskiyou	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Solano	\$ 340,549	None	\$ 259,677	None
Sonoma	\$ 367,933	None	\$ 329,803	None
Stanislaus	\$ 231,533	\$ 282,985	\$ 166,320	\$ 203,280
Sutter	\$ 182,552	\$ 223,120	\$ 143,915	\$ 175,896
Tehama	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Trinity	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Tulare	\$ 169,109	\$ 206,689	\$ 106,311	\$ 129,935
Tuolumne	\$ 183,452	None	\$ 179,519	None
Ventura	\$ 427,377	\$ 522,349	\$ 308,507	\$ 377,064
Yolo	\$ 242,262	\$ 296,098	\$ 234,734	\$ 286,898
Yuba	\$ 182,552	\$ 223,120	\$ 143,915	\$ 175,896

<p>ATTACHMENT F: CalHFA NEW HOME SALES PRICE LIMITS (March 9, 2004 to August 31, 2004)</p>
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<http://www.calhfa.ca.gov/homeownership/bulletins/2004/2004-07.pdf>

CalHFA Homeownership Program Sales Price Limits are included
on the following pages

HOMEOWNERSHIP PROGRAM SALES PRICE LIMITS

Effective 3/9/04

<u>County</u>	<u>NEW CONSTRUCTION</u>		<u>RESALE</u>	
	<u>Non-Targeted</u>	<u>Targeted</u>	<u>Non-Targeted</u>	<u>Targeted</u>
Alameda	\$ 488,615	\$ 597,196	\$ 454,271	\$ 555,220
Alpine	\$ 189,682	None	\$ 189,682	None
Amador	\$ 196,875	None	\$ 196,875	None
Butte	\$ 208,688	\$ 255,063	\$ 208,688	\$ 255,063
Calaveras	\$ 189,682	None	\$ 189,682	None
Colusa	\$ 189,682	None	\$ 189,682	None
Contra Costa	\$ 488,615	\$ 597,196	\$ 454,271	\$ 555,220
Del Norte	\$ 189,682	None	\$ 189,682	None
El Dorado	\$ 332,466	None	\$ 332,466	None
Fresno	\$ 193,069	\$ 235,973	\$ 193,069	\$ 235,973
Glenn	\$ 189,682	None	\$ 189,682	None
Humboldt	\$ 191,250	\$ 233,750	\$ 191,250	\$ 233,750
Imperial	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Inyo	\$ 318,375	None	\$ 318,375	None
Kern	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Kings	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Lake	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Lassen	\$ 189,682	None	\$ 189,682	None
Los Angeles	\$ 448,259	\$ 547,873	\$ 370,153	\$ 452,409
Madera	\$ 193,069	\$ 235,973	\$ 193,069	\$ 235,973
Marin	\$ 488,615	None	\$ 454,271	None
Mariposa	\$ 189,682	None	\$ 189,682	None
Mendocino	\$ 281,250	\$ 343,750	\$ 281,250	\$ 343,750
Merced	\$ 208,125	\$ 254,375	\$ 208,125	\$ 254,375
Modoc	\$ 189,682	None	\$ 189,682	None
Mono	\$ 309,800	None	\$ 309,800	None
Monterey	\$ 467,771	\$ 571,721	\$ 431,859	\$ 527,827
Napa	\$ 483,846	None	\$ 420,836	None
Nevada	\$ 289,332	None	\$ 322,991	None
Orange	\$ 448,259	\$ 547,873	\$ 370,153	\$ 452,409
Placer	\$ 332,466	None	\$ 332,466	None
Plumas	\$ 189,682	None	\$ 189,682	None
Riverside	\$ 289,125	\$ 353,375	\$ 289,125	\$ 353,375
Sacramento	\$ 332,466	\$ 406,348	\$ 332,466	\$ 406,348
San Benito	\$ 561,196	None	\$ 458,190	None
San Bernardino	\$ 289,125	\$ 353,375	\$ 289,125	\$ 353,375
San Diego	\$ 437,568	\$ 534,806	\$ 382,269	\$ 467,217
San Francisco	\$ 488,615	\$ 597,196	\$ 454,271	\$ 555,220
San Joaquin	\$ 309,800	\$ 378,644	\$ 309,800	\$ 378,644
San Luis Obispo	\$ 387,891	\$ 474,089	\$ 377,341	\$ 461,195
San Mateo	\$ 488,615	None	\$ 454,271	None
Santa Barbara	\$ 343,799	\$ 420,199	\$ 343,799	\$ 420,199
Santa Clara	\$ 561,196	\$ 685,906	\$ 458,190	\$ 560,010
Santa Cruz	\$ 399,959	None	\$ 474,656	None
Shasta	\$ 205,283	\$ 250,901	\$ 205,283	\$ 250,901
Sierra	\$ 189,682	None	\$ 189,682	None
Siskiyou	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Solano	\$ 343,799	None	\$ 343,799	None
Sonoma	\$ 408,567	None	\$ 365,135	None
Stanislaus	\$ 261,428	\$ 319,523	\$ 261,428	\$ 319,523
Sutter	\$ 247,500	\$ 302,500	\$ 247,500	\$ 302,500
Tehama	\$ 189,682	None	\$ 189,682	None
Trinity	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Tulare	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Tuolumne	\$ 219,375	None	\$ 219,375	None
Ventura	\$ 506,210	\$ 618,701	\$ 363,410	\$ 444,168
Yolo	\$ 332,466	\$ 406,348	\$ 332,466	\$ 406,348
Yuba	\$ 247,500	\$ 302,500	\$ 247,500	\$ 302,500

**ATTACHMENT G: CalHFA NEW HOME SALES PRICE LIMITS
(September 1, 2004 to November 16, 2004)**

<http://www.calhfa.ca.gov/homeownership/bulletins/2004/2004-17.pdf>

CalHFA Homeownership Program Sales Price Limits are included
on the following pages

HOMEOWNERSHIP PROGRAM SALES PRICE LIMITS

Effective 9/1/04

<u>County</u>	<u>NEW CONSTRUCTION</u>		<u>RESALE</u>	
	<u>Non-Targeted</u>	<u>Targeted</u>	<u>Non-Targeted</u>	<u>Targeted</u>
Alameda	\$ 504,878	\$ 617,073	\$ 487,838	\$ 596,246
Alpine	\$ 412,636	None	\$ 271,245	None
Amador	\$ 195,051	None	\$ 240,314	None
Butte	\$ 236,250	\$ 288,750	\$ 236,250	\$ 288,750
Calaveras	\$ 298,125	None	\$ 298,125	None
Colusa	\$ 189,682	None	\$ 189,682	None
Contra Costa	\$ 504,878	\$ 617,073	\$ 487,838	\$ 596,246
Del Norte	\$ 189,682	None	\$ 189,682	None
El Dorado	\$ 343,799	None	\$ 343,799	None
Fresno	\$ 208,125	\$ 254,375	\$ 208,125	\$ 254,375
Glenn	\$ 189,682	None	\$ 189,682	None
Humboldt	\$ 238,500	\$ 291,500	\$ 238,500	\$ 291,500
Imperial	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Inyo	\$ 343,799	None	\$ 343,799	None
Kern	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Kings	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Lake	\$ 222,227	\$ 271,611	\$ 191,903	\$ 234,548
Lassen	\$ 189,682	None	\$ 189,682	None
Los Angeles	\$ 482,912	\$ 590,226	\$ 416,106	\$ 508,574
Madera	\$ 208,125	\$ 254,375	\$ 208,125	\$ 254,375
Marin	\$ 504,878	None	\$ 487,838	None
Mariposa	\$ 189,682	None	\$ 189,682	None
Mendocino	\$ 336,375	\$ 411,125	\$ 336,375	\$ 411,125
Merced	\$ 208,125	\$ 254,375	\$ 208,125	\$ 254,375
Modoc	\$ 189,682	None	\$ 189,682	None
Mono	\$ 343,799	None	\$ 343,799	None
Monterey	\$ 523,149	\$ 639,405	\$ 480,170	\$ 586,874
Napa	\$ 517,669	None	\$ 447,171	None
Nevada	\$ 343,799	None	\$ 343,799	None
Orange	\$ 482,912	\$ 590,226	\$ 416,106	\$ 508,574
Placer	\$ 343,799	None	\$ 343,799	None
Plumas	\$ 189,682	None	\$ 189,682	None
Riverside	\$ 336,375	\$ 411,125	\$ 336,375	\$ 411,125
Sacramento	\$ 343,799	\$ 420,199	\$ 343,799	\$ 420,199
San Benito	\$ 577,003	None	\$ 496,804	None
San Bernardino	\$ 336,375	\$ 411,125	\$ 336,375	\$ 411,125
San Diego	\$ 439,514	\$ 537,184	\$ 429,242	\$ 524,630
San Francisco	\$ 504,878	\$ 617,073	\$ 487,838	\$ 596,246
San Joaquin	\$ 309,800	\$ 378,645	\$ 309,800	\$ 378,645
San Luis Obispo	\$ 417,630	\$ 510,436	\$ 411,748	\$ 503,248
San Mateo	\$ 504,878	None	\$ 487,838	None
Santa Barbara	\$ 361,372	\$ 441,676	\$ 416,172	\$ 508,654
Santa Clara	\$ 577,003	\$ 705,225	\$ 496,804	\$ 607,204
Santa Cruz	\$ 387,770	None	\$ 513,221	None
Shasta	\$ 219,375	\$ 268,125	\$ 219,375	\$ 268,125
Sierra	\$ 189,682	None	\$ 189,682	None
Siskiyou	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Solano	\$ 343,799	None	\$ 343,799	None
Sonoma	\$ 445,208	None	\$ 397,431	None
Stanislaus	\$ 270,000	\$ 330,000	\$ 270,000	\$ 330,000
Sutter	\$ 247,500	\$ 302,500	\$ 247,500	\$ 302,500
Tehama	\$ 189,682	None	\$ 189,682	None
Trinity	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Tulare	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Tuolumne	\$ 265,654	None	\$ 230,039	None
Ventura	\$ 542,857	\$ 663,491	\$ 416,623	\$ 509,205
Yolo	\$ 343,799	\$ 420,199	\$ 343,799	\$ 420,199
Yuba	\$ 247,500	\$ 302,500	\$ 247,500	\$ 302,500

ATTACHMENT H: CalHFA NEW HOME SALES PRICE LIMITS
(November 17, 2004 to December 31, 2004)

<http://www.calhfa.ca.gov/homeownership/bulletins/2004/2004-20.pdf>

CalHFA Homeownership Program Sales Price Limits are included
on the following pages

HOMEOWNERSHIP PROGRAM SALES PRICE LIMITS

Effective 11/17/04

<u>County</u>	<u>NEW CONSTRUCTION</u>		<u>RESALE</u>	
	<u>Non-Targeted</u>	<u>Targeted</u>	<u>Non-Targeted</u>	<u>Targeted</u>
Alameda	\$ 504,878	\$ 617,073	\$ 487,838	\$ 596,246
Alpine	\$ 412,636	None	\$ 271,245	None
Amador	\$ 288,000	None	\$ 288,000	None
Butte	\$ 264,375	\$ 323,125	\$ 264,375	\$ 323,125
Calaveras	\$ 315,000	None	\$ 315,000	None
Colusa	\$ 189,682	None	\$ 189,682	None
Contra Costa	\$ 504,878	\$ 617,073	\$ 487,838	\$ 596,246
Del Norte	\$ 189,682	None	\$ 189,682	None
El Dorado	\$ 343,799	None	\$ 343,799	None
Fresno	\$ 241,875	\$ 295,625	\$ 241,875	\$ 295,625
Glenn	\$ 189,682	None	\$ 189,682	None
Humboldt	\$ 264,908	\$ 323,776	\$ 264,908	\$ 323,776
Imperial	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Inyo	\$ 343,799	None	\$ 343,799	None
Kern	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Kings	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Lake	\$ 222,227	\$ 271,611	\$ 191,903	\$ 234,548
Lassen	\$ 189,682	None	\$ 189,682	None
Los Angeles	\$ 482,912	\$ 590,226	\$ 416,106	\$ 508,574
Madera	\$ 241,875	\$ 295,625	\$ 241,875	\$ 295,625
Marin	\$ 504,878	None	\$ 487,838	None
Mariposa	\$ 222,158	None	\$ 222,158	None
Mendocino	\$ 336,375	\$ 411,125	\$ 336,375	\$ 411,125
Merced	\$ 247,500	\$ 302,500	\$ 247,500	\$ 302,500
Modoc	\$ 189,682	None	\$ 189,682	None
Mono	\$ 343,799	None	\$ 343,799	None
Monterey	\$ 523,149	\$ 639,405	\$ 480,170	\$ 586,874
Napa	\$ 517,669	None	\$ 447,171	None
Nevada	\$ 343,799	None	\$ 343,799	None
Orange	\$ 482,912	\$ 590,226	\$ 416,106	\$ 508,574
Placer	\$ 343,799	None	\$ 343,799	None
Plumas	\$ 189,682	None	\$ 189,682	None
Riverside	\$ 343,125	\$ 419,375	\$ 343,125	\$ 419,375
Sacramento	\$ 343,799	\$ 420,199	\$ 343,799	\$ 420,199
San Benito	\$ 577,003	None	\$ 496,804	None
San Bernardino	\$ 343,125	\$ 419,375	\$ 343,125	\$ 419,375
San Diego	\$ 439,514	\$ 537,184	\$ 429,242	\$ 524,630
San Francisco	\$ 504,878	\$ 617,073	\$ 487,838	\$ 596,246
San Joaquin	\$ 326,250	\$ 398,750	\$ 326,250	\$ 398,750
San Luis Obispo	\$ 417,630	\$ 510,436	\$ 411,748	\$ 503,248
San Mateo	\$ 504,878	None	\$ 487,838	None
Santa Barbara	\$ 361,372	\$ 441,676	\$ 416,172	\$ 508,654
Santa Clara	\$ 577,003	\$ 705,225	\$ 496,804	\$ 607,204
Santa Cruz	\$ 387,770	None	\$ 513,221	None
Shasta	\$ 241,875	\$ 295,625	\$ 241,875	\$ 295,625
Sierra	\$ 189,682	None	\$ 189,682	None
Siskiyou	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Solano	\$ 343,799	None	\$ 343,799	None
Sonoma	\$ 445,208	None	\$ 397,431	None
Stanislaus	\$ 281,250	\$ 343,750	\$ 281,250	\$ 343,750
Sutter	\$ 257,625	\$ 314,875	\$ 257,625	\$ 314,875
Tehama	\$ 189,682	None	\$ 189,682	None
Trinity	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Tulare	\$ 189,682	\$ 231,834	\$ 189,682	\$ 231,834
Tuolumne	\$ 265,654	None	\$ 230,039	None
Ventura	\$ 542,857	\$ 663,491	\$ 416,623	\$ 509,205
Yolo	\$ 343,799	\$ 420,199	\$ 343,799	\$ 420,199
Yuba	\$ 257,625	\$ 314,875	\$ 257,625	\$ 314,875